

179.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

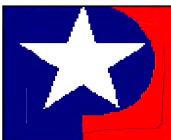
652,000 / 652,000

USE VALUE:

652,000 / 652,000

ASSESSED:

652,000 / 652,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		HOMER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: AUTUMN DEVELOPMENT GROUP LLC

Owner 2:

Owner 3:

Street 1: 69 RICHFIELD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PICARDI JOHN M &amp; EVA M -

Owner 2: LIFE ESTATE -

Street 1: 8 HOMER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Wood Shingle Exterior and 1346 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7040	Sq. Ft.	Site			0	70.	0.90	7									441,840						441,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7040.000	209,600	600	441,800	652,000		122110
							GIS Ref
							GIS Ref
							Insp Date
							07/18/18

**USER DEFINED**

Prior Id # 1:	122110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	18:24:54
LAST REV Date	Time
09/16/21	17:47:12
jorourke	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,600	600	7,040.	441,800	652,000		Year end	12/23/2021
2021	101	FV	201,900	600	7,040.	441,800	644,300		Year End Roll	12/10/2020
2020	101	FV	201,900	600	7,040.	441,800	644,300		644,300 Year End Roll	12/18/2019
2019	101	FV	218,400	600	7,040.	441,800	660,800		660,800 Year End Roll	1/3/2019
2018	101	FV	217,700	600	7,040.	372,400	590,700		590,700 Year End Roll	12/20/2017
2017	101	FV	217,700	600	7,040.	340,800	559,100		559,100 Year End Roll	1/3/2017
2016	101	FV	217,700	600	7,040.	290,400	508,700		508,700 Year End	1/4/2016
2015	101	FV	180,500	600	7,040.	252,500	433,600		433,600 Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICARDI JOHN M	78570-259		8/30/2021		750,000	No	No		
PICARDI JOHN M	72408-544		4/2/2019	Convenience		1	No	No	
	9397-103		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2003	980	Re-Roof	4,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/18/2018	Meas/Inspect	BS	Barbara S
11/7/2008	Meas/Inspect	345	PATRIOT
4/25/2000	Inspected	263	PATRIOT
1/5/2000	Measured	264	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	21 - Split Level			Full Bath:	1	Rating:	Average	SCUTTLE.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average										
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:	8 - Brick Veneer	15 %		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid   Desc: Line 1   # Units 1									
Color:	W/ RED BRICK			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt:	1955	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond:	AV - Average	31 %		Interior:	1	6	3	1					
Avg Ht/FL:	STD			Functional:		%		Additions:									
Prim Int Wal:	1 - Drywall			Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition:	T - Typical			Override:		%		Plumbing:									
Prim Floors:	3 - Hardwood				Total:	31 %		Electric:									
Sec Floors:	4 - Carpet	30 %						Heating:									
Bsmnt Flr:	14 - Asphalt Tile							General:									
Subfloor:																	
Bsmnt Gar:																	
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	1 - Oil																
Heat Type:	3 - Forced H/W																
# Heat Sys:	1																
% Heated:	100	% AC:															
Solar HW:	NO	Central Vac:	NO														
% Com Wal		% Sprinkled															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 179.0-0008-0008.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101					
19	Patio	D	Y	1	10X16	A	AV	1990	4.59	T	23.2	101			600	600	
More: N	Total Yard Items:	600	Total Special Features:						Total:						600		
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	